

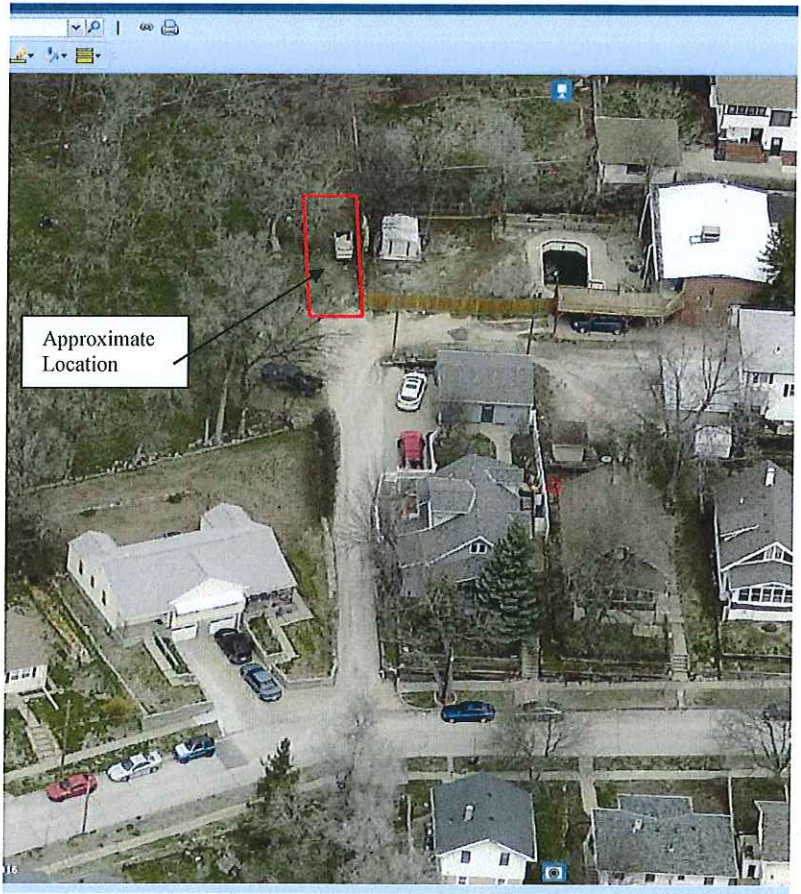
City Planning Commission

Department: Community Development Case #SAV-16-005 Applicant: Trenton J. Harvey 1016 Military Avenue Council Bluffs, IA 51503	Resolution of Intent No. _____ Resolution to Dispose No. _____	Planning Commission: 06/14/16
Subject/Title Request of Trenton J. Harvey to vacate the portion of north/south right-of-way abutting Lot 14, Block 3, Rohrer's Park Second Addition and part of Lots 6 and 7, Ross Place, being 1016 Military and 1003 and 1001 North 8th Street.		
Background Mr. Harvey is requesting vacation of this portion of right-of-way so he can incorporate his portion into his property at 1016 Military Avenue. It appears on the subdivision plat that this 40-foot wide right-of-way was intended to be a street called West View Avenue which ran north from Wilson Avenue for approximately 210 feet where it dead-ended at the north line of the property at 1016 Military Avenue. However, it is actually more similar to an alley as it is only 20 feet wide. The north/south portion of right-of-way running south from the applicant's south property line is improved and used as access to a garage at 622 Wilson Avenue. The 60-foot long portion abutting the applicant's property is not improved. No adverse comments have been received from any City departments or public utilities regarding the requested vacation. There appears to be no utilities within the subject right-of-way. Larry J. Castillo, owner of 1001 and 1003 North 8 th Street, is opposed to the requested vacation but will acquire the portions abutting his properties, if vacated. Adam Neville, 1018 Military Avenue, owns the property directly north of the applicant. Mr. Neville contacted the Community Development Department and said he is opposed to the vacation because he uses the alley as access to his rear yard when he needs to clear brush and debris but not as required access to a garage/accessory structure. It was suggested to Mr. Neville that he submit his concerns in writing to the Community Development Department. No written comments have yet been received.		
Comments 1. This right-of-way is unopened and unimproved and not maintained by the City. 2. The owner of 1001 and 1003 North 8 th Street is opposed to the vacation but willing to acquire his portion of right-of-way. 3. Vacating this right-of-way will eliminate any potential liability to the City and eliminate a dead-end r.o.w. 4. Vacating this right-of-way will not deprive any abutting owner of required access to their property.		
Recommendation The Community Development Department recommends vacating the portion of north/south right-of-way abutting Lot 14, Block 3, Rohrer's Park Second Addition and part of Lots 6 and 7, Ross Place, being 1016 Military and 1003 and 1001 North 8th Street.		
Attachments: Pictures of right-of-way and location map Prepared By: Rebecca Sall, Assistant Planner, Community Development Department		



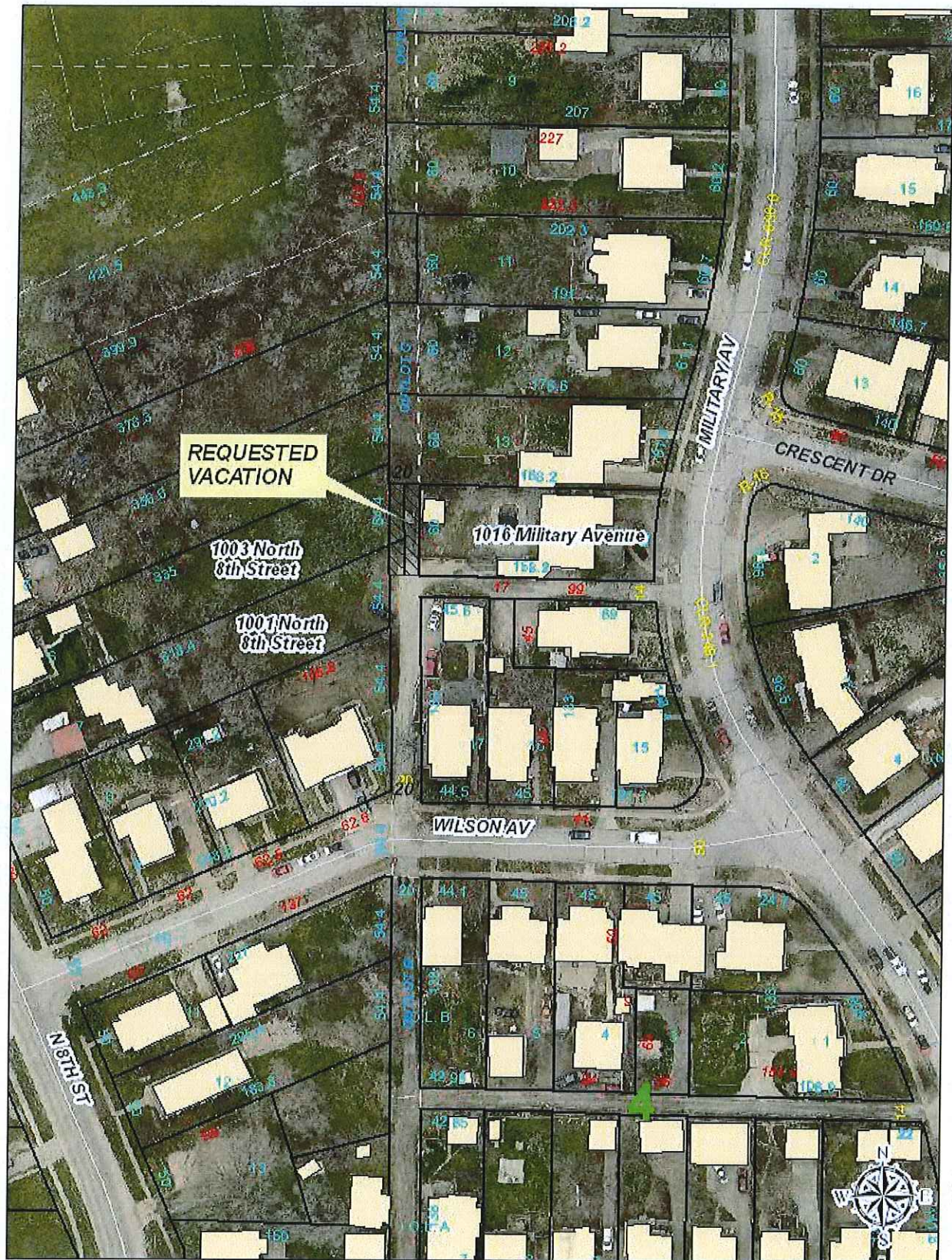
Fence at the back
of 1016 Military
Avenue

LOOKING NORTH



Approximate
Location

BIRD'S EYE VIEW.



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